



Building Missouri's Legacy

REVENUE BOND PROJECT

Wakonda State Park

MISSOURI STATE PARKS

Missouri Department of Natural Resources
PO Box 176
Jefferson City MO 65102

mostateparks.com

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Improved campsites include concrete pads, 50-amp electric, sewer and water hookups.



Wakonda State Park CAMPGROUND UPGRADE PROJECT

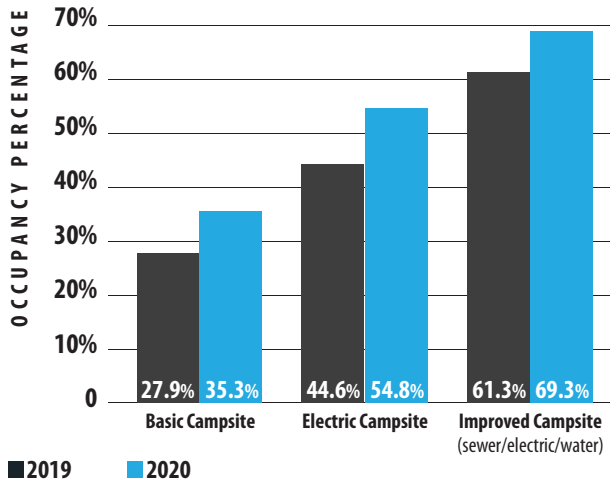
The existing sewer/electric/water campsites are the most popular campsites at Wakonda and are normally booked every weekend during the on-season (See Example A). The proposed project is to add 10 new campsites offering the amenities of 50-amp electrical service, sewer and water connection. The new sites would be added to the existing campground where like sites are offered.

The anticipated revenue for this proposed project is more than \$44,000 annually (See Example B), based on rates and occupancy for sewer/electric/water campsites at Wakonda. The cost of the new campsites will be almost \$744,000 (See Example C). The campsites will last an estimated 40 years, which is well past the projected payback time of 17 years.

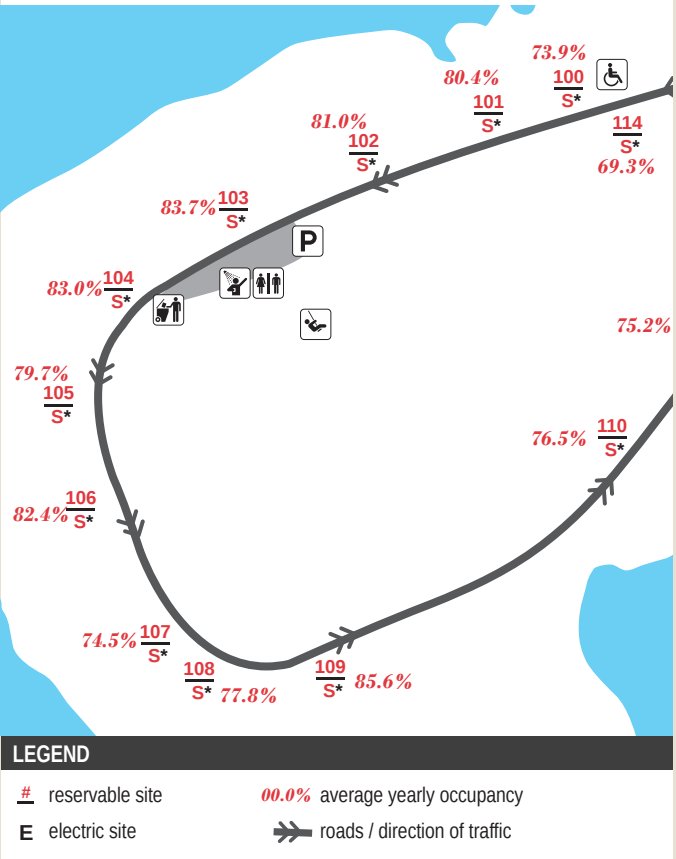
A. WHY PURSUE THIS PROJECT?

State park visitors continue to request additional campsites and increased campsite amenities. User data shows that campsites with these amenities have the highest occupancy and visitors stay longer. In response to user demand and age of existing infrastructure, the project is expected to be well-received and attractive to park visitors, while providing revenue opportunities to the park.

The graph below reflects percentage of nights occupied by site type. Information is based on sites available on more than 300,000 nights sold and approximately 1 million overnight guests.



The map below is a portion of Wakonda State Park's campground map, depicting the average percentage of occupancy per site for May through Sept. of 2020.



B. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

New campsites offering 50-amp electric service, sewer and water connections rent for \$37 a night. The nine campsites will generate \$44,000 annually, one will be utilized by a campground host.

CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE

Number of Renovated Campsites	9*
Rate Per Night	\$37
Average Annual Revenue Generated	\$44,293

TOTAL APPROXIMATE REVENUE GENERATED \$44,293

*Construction will include a campground host site, which does not generate revenue.

C. WHAT IS THE COST OF THESE IMPROVEMENTS?

Campground renovation projects with full hookup average \$55,000 per campsite. This includes the total cost of water, sewer, roads and electrical service.

ESTIMATED COSTS TO RENOVATE A CAMPGROUND TO IMPROVED, FULL HOOK-UP SITES

Construct 10 Campsites	\$533,500
Site Work	\$59,278
Design and Bidding	\$71,021
15% Contingency	\$80,025

TOTAL PROJECT COST \$743,824